



Sewer Mains - Building in the Vicinity of Policy

Policy Statement / Objective

In order to protect Council's sewerage assets within private property, the following policy has been developed. Unrestricted building of structures close to sewer mains can increase the probability of damage to sewers, restrict access to sewer mains and increase the cost of their maintenance and repair.

The policy has a role in the Sewerage Service objectives as stated in Council's Management Plan for both the "Development of an Asset Management System" and "Develop and implement a program to protect the urban environment by upgrading the collection system". A large part of both of these objectives is to protect and maintain the existing sewerage mains.

The policy deals with different types of buildings, concludes with general points regarding accreditation and variations.

Related Legislation, Circulars or Guidelines (as amended)

- Local Government Act 1993
- Local Government (General) Regulation 2005
- AS / NZS 3500 National Plumbing and Drainage Code
- NSW Code of Practice – Plumbing and Drainage

Does this Document Replace an Existing Policy, Procedure or Plan?

Yes, this document replaces Council's:

- Sewer Mains – Building in the vicinity of 28/9/2000 and 15/12/2005

Application and Distribution

It is mandatory for all Council officials to comply with this Policy.

This Policy and Guidelines is available on Council's website under Council Policies.

Approved by:

Executive Team.....

[Meeting date]

Council

[Meeting date & Resolution No.]

24/09/2009 Resolution C52

Signature:

General Manager

Effective: 24/9/2009	Review Date:
Distribution :	Record Number:
Responsible Council Department/Officer: Coffs Harbour Water	
Version History Table:	

Key Responsibilities

<i>Position</i>	<i>Directorate</i>	<i>Responsibility</i>
Mayor	Council	To lead Councillors in their understanding of, and compliance with, this Policy and Guidelines.
General Manager	Executive	To lead staff (either directly or through delegated authority) in their understanding of, and compliance with, this Policy and Guidelines. To approve resources to develop, implement and review this Policy and Guidelines.
Senior Technical Coordinator		To ensure that Council's sewerage assets within private property are protected Ensure all developments affected by this policy will be investigated promptly Ensure that a reasonable solution is sought that is most suitable to the client and Council
Directors	All Directorates	To communicate, implement and comply with this Policy and related Guidelines.
Director of Corporate Services	Corporate Business	To ensure (directly or through delegation) the distribution and communication of the Policy and Guidelines to specified persons.
Executive Manager HR & Organisational Development	Corporate Business	Facilitate the provision of regular training to all Council officials on their role and responsibilities in relation to this Policy, Guidelines and related procedures.
Executive and Managers	All Directorates	To implement this Policy, Guidelines and related procedures. To lead staff in their understanding of, and compliance with, this Policy and Guidelines
Information Technology Manager	Corporate Business	To assist with the development of systems to support public access to this Policy, Guidelines and related information.
All Council officials	Council	To comply with this Policy, Guidelines and related procedures.

Sewer Mains - Building in the vicinity of Policy Guidelines

1. Introduction

Policy Statement:

Introduction

Buildings and Structures.

1. No building and structure, including eaves shall be designed to be closer than one (1) metre to the near side from any sewer main or manhole.
2. Where a sewer main or manhole is less than 1.5 metres deep, a structure may be built to one (1) metre from the sewer, providing the building's footings are supported by approved piers to the invert level of the sewer. The piers must support the footings for a distance away from the sewer, equal to the depth of the sewer.
3. Where a sewer main or manhole is more than 1.5 metres deep, a structure may be built no closer than two (2) metres from the near side of the sewer, providing the building's footings are supported by approved piers to the invert level of the sewer. The piers must support the footings for a distance away from the sewer, equal to the depth of the sewer.
4. A corner of a structure may be allowed to within 0.5 metres of a sewer main or manhole, if the corner is cantilevered on footings that meet the criteria above

Pools

1. Where it is proposed to build a pool in the vicinity of a sewer, and the sewer is above the bottom of the pool, the pool may be positioned no closer than one(1) metre from any sewer main or manhole. Pool coping above the sewer is acceptable.
2. Where the sewer is below the bottom of the pool, a strip footing along the length of the pool adjacent to the sewer must be provided. This footing must be supported by concrete piers to the invert level of the sewer. Similar to structures, allowable clearance between the main and the pool will vary with the depth of the sewer:
 - Less than 1.5 metres deep – one (1) metre clearance
 - More than 1.5 metres deep- two (2) metres clearance

Retaining Walls and Masonry Fences (with footings)

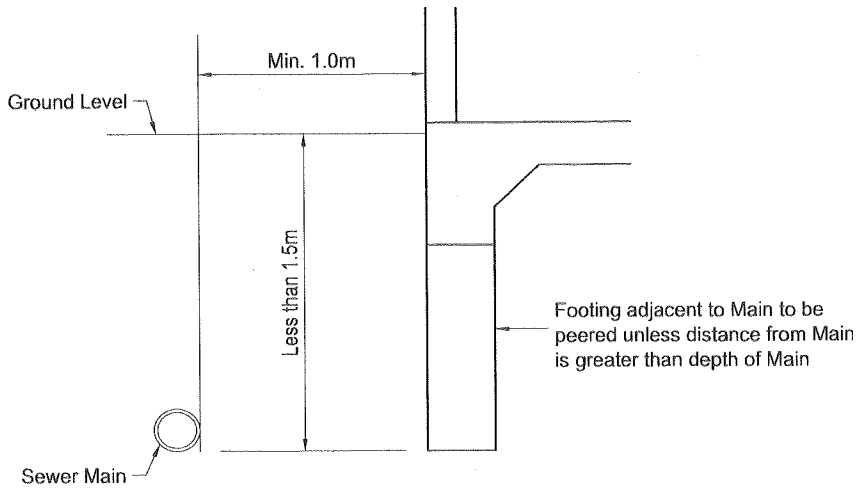
1. Where a retaining wall or masonry fence is proposed to be constructed parallel to a sewer main or manhole the strip footing along the length of the retaining wall/fence must be supported by approved piers to the invert level of the sewer. Similar to structures, allowable clearance between the sewer and the retaining wall/fence will vary with the depth of the sewer:
 - Less than 1.5 metres deep – one (1) metre clearance

- More than 1.5 metres deep- two (2) metres clearance
2. Where the retaining wall/fence crosses the sewer the strip footings shall be constructed to bridge the sewer and be supported on approved piers at least 1.0 metre from the sides of the sewer, and to the invert of the sewer.

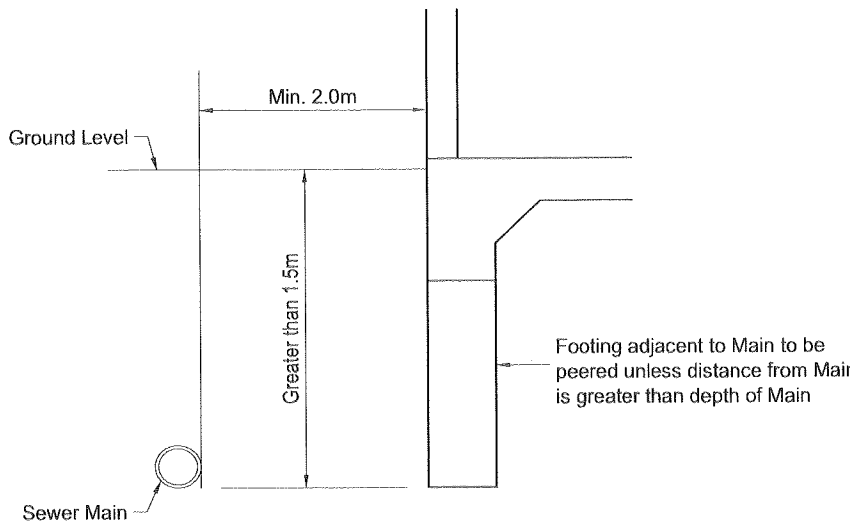
General

1. Where footings are to be supported by piers, the pier size and spacing shall be certified by a suitably qualified engineer to be able to support the footings, and the footings certified to be able to bridge between the nominated pier spacings
2. Where a conflict may occur, the owner shall obtain survey accurate data to evaluate the relationship between the building and the sewer main or manhole.
3. Minor structures, (e.g. open awnings, pergolas and single carports), may be permitted as encroachments over sewers, conditional to these structures being able to be dismantled. Special Council approval is required in such instances.
4. Driveways and parking areas are permitted over sewer mains. Manholes or Inspection Openings (I.O.) in these areas to be flush with finished surface and isolated by jointing material around the manhole or I.O.
5. In situations where the position of the sewer is seen to unduly encumber the building envelope, the owner may make special application to Council. Council will consider the approval of building encroachments over sewers in some circumstances, if City Services design can ensure no damage will occur to the main, and future access to the main will not be reasonably needed. Some methods include, but are not limited to:-
 - Redesign building or structure to accommodate sewer location
 - Realign the sewer main if practical and to be designed by a certified engineer
 - Relay or reline the sewer with HDPE pressure pipe of the appropriate size, and
 - Bridge the sewer with footings supported on concrete at least 1.0 metre from the sides of the main, and piered to the invert of the sewer
6. Concrete Encasement will not be permitted
7. That Council delegate to the General Manager authority to approve the diversion of sewer mains in order to avoid proposed buildings. The applicant shall engage a consultant to undertake survey and design. All works are at the applicant's expense.

Building in the Vicinity of Sewer Mains or Manholes



Sewer Main less than 1.5m Deep



Sewer Main greater than 1.5m Deep

2. Definitions

Here is the meaning of some terms used in the Guidelines—

Sewer Main - Pipe work for distribution of sewerage waste

Manhole - Access chamber for maintenance purposes

3. Objectives

The objective of Council's Sewer Mains – Building in the Vicinity of Policy and Guidelines is to:

- To ensure that Council's sewerage assets within private property are protected

4. Policy Statement

Council's Sewer Mains – Building in the Vicinity of Policy and Guidelines is underpinned by the following principles:

4.1 Access

- Public access to information about Sewer Mains – Building in the Vicinity of, will be through Council's website. Hard copy information will also be available from Council's libraries.
- Reasonable access assistance will be available to persons with special needs

4.2 Responsiveness and Accountability

- Ensure all developments affected by this policy will be investigated promptly
- Ensure that a reasonable solution is sought that is most suitable to the client and Council

4.3 Privacy and Confidentiality

- The principles of Council's Privacy Management Plan will be applied.

4.4 Integrity, Dignity and Respect

- Council treats all persons with courtesy and respect.
- Council will not tolerate rude or aggressive behaviour towards Council officials. In such circumstances, Council officials are entitled to terminate phone calls or meetings as appropriate. Wherever possible, Council officials will provide the person with initial warning that their conduct is inappropriate and that the meeting or conversation will be terminated.
- Council officials will demonstrate fair and consistent decision-making.